043.0	0004	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,009,800 / 1,009,800
					USE VALUE: 1,009,800 / 1,009,800
					ASSESSED: 1,009,800 / 1,009,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68	-70	WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUNN JOHN J JR/KAREN N
Owner 2:	
Owner 3:	
Street 1:	36 AERIAL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SANTOSUOSSO FRANCESCA/TRS -
Owner 2:	THE SANTOSUOSSO FAMILY TR -
Street 1:	70 WEBSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,993 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2640 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4993.000	549,300	4,700	455,800	1,009,800
Total Card	0.115	549,300	4,700	455,800	1,009,800
Total Parcel	0.115	549,300	4,700	455,800	1,009,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.50 | /Parcel: 382.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 30102

GIS Ref

GIS Ref

Insp Date 11/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 043.0-0004-0006.0

!3642!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	549,500	4700	4,993.	455,800	1,010,000	1,010,000	Year End Roll	12/18/2019
2019	104	FV	405,300	4700	4,993.	484,300	894,300	894,300	Year End Roll	1/3/2019
2018	104	FV	405,300	4700	4,993.	353,300	763,300	763,300	Year End Roll	12/20/2017
2017	104	FV	381,100	4700	4,993.	307,700	693,500	693,500	Year End Roll	1/3/2017
2016	104	FV	381,100	4700	4,993.	262,100	647,900	647,900	Year End	1/4/2016
2015	104	FV	341,400	4700	4,993.	256,400	602,500	602,500	Year End Roll	12/11/2014
2014	104	FV	341,400	4700	4,993.	210,800	556,900	556,900	Year End Roll	12/16/2013
2013	104	FV	354,600	4700	4,993.	200,600	559,900	559,900		12/13/2012

PRINT

Date	Time
12/10/20	18:50:23

LAST REV

Date	Time
04/26/19	13:09:48

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3642

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANTOSUOSSO FRA	44707-397		2/28/2005		630,000	No	No		
	20950-402		1/1/1991		1	No	No		F

USER DEFINED

Prior Id # 1:	30102
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2009	565	Porch	6,000					
7/6/2005	587	Dormers	12,000	C		G7	GR FY07	construst 3rd fl d
10/1/1997	591	Manual	4,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
4/25/2009	Measured	372	PATRIOT
4/7/2005	MLS	HC	Helen Chinal
3/14/2000	Meas/Inspect	264	PATRIOT
2/10/2000	Mailer Sent		
2/10/2000	Measured	197	PATRIOT
8/27/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4993		Sq. Ft.	Site		0	80.	1.14	1									455,833						455,800	

Total AC/HA: 0.11462 | Total SF/SM: 4993 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 455,833 | Spl Credit | Total: 455,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03181815
Const Adj.:	0.98000199
Adj $ / SQ:	171.901
Other Features:	138226
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	674813
Depreciation:	125515
Depreciated Total:	549298

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

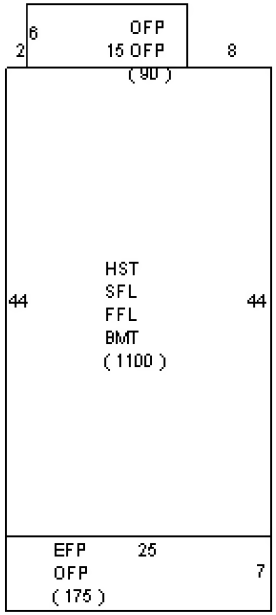
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.90
Special Features:	0	Val/Su Net:	125.41
Final Total:	549300	Val/Su SzAd	199.75

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	51.570	56,727
FFL	First Floor	1,100	171.900	189,091
SFL	Second Floor	1,100	171.900	189,091
HST	Half Story	550	158.150	86,982
OFP	Open Porch	355	20.720	7,357
EFP	Enclos Porch	175	41.930	7,337

Net Sketched Area:	4,380			Total:	536,585
Size Ad	2750	Gross Are	4930	FinArea	2640

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1923	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700